

C. Dale Janney, Attorney
45 Calvert Street
Annapolis, Maryland 21401
SUBSTITUTED
TRUSTEE'S SALE
OF VALUABLE
FEE-SIMPLE PROPERTY
WITH IMPROVEMENTS
at 731 C. Heather Ridge Drive,
Frederick, Maryland 21701

Under and by virtue of the power of sale contained in a certain Deed of Trust (Civil #2011) from Howard Veitch Pyle, II to William L. Kaplan and Grant R. Berning, Trustees, dated June 29, 1984, and recorded among the Land Records of Frederick County, Maryland at Liber 1248, Folio 305, and Substitution of Trustees dated April 23, 1986 and recorded in Liber 1333, folio 895, substituting C. Dale Janney and L. Paul Hickin as Substituted Trustees under the Deed of Trust aforesaid, and default having occurred under the terms thereof, the undersigned Substituted Trustees will offer for sale at public auction, at Frederick County Court House on

FRIDAY, JUNE 20, 1986

AT: 11:30 A.M.

The property is described as follows:
 Condominium Unit No. 17-C, in a Horizontal Property Regime known as "AMBERTOWNE CONDOMINIUM," together with the respective undivided interest in the common elements, as defined and established by Declaration and By-Laws recorded among the Land Records of Frederick County, Maryland in Liber 1139 at folio 32 as the same are amended and expanded by Instruments filed in Liber 1141 at folio 556, Liber 1150 at folio 684, Liber 1189 at folio 658, Liber 1200 at folio 572, Liber 1206 at folio 535 and Liber 1220 at folio 126 and plats recorded among the Land Records of Frederick County, Maryland in Plat Book 23 at Plat Numbers 163 et seq., Plat Book 24 at Plat Numbers 82 et seq., Plat Book 26 at Plat Numbers 182 et seq., Plat Book 27 at Plat Numbers 89 et seq., Plat Book 27 at Plat Numbers 156 et seq. and Plat Book 28 at Plat Numbers 96 et seq.

Improvements: Property is improved by a condominium. The property is sold in fee simple and there are no warranties made as to the actual improvements.

The property will be sold subject to conditions, restrictions and agreements of record affecting same, if any.

TERMS OF SALE: A deposit of \$4,400.00 cash or certified check will be required of the purchaser at time and place of sale. Balance due in cash within 30 days after final ratification of the sale by the Circuit Court for Frederick County. Interest to be paid on unpaid purchase money at the rate of 11% per annum, from date of sale to date of settlement. Taxes to be adjusted to date of sale. All other such public charges and assessments, payable on an annual basis, including sanitary and/or metropolitan district charges, to be adjusted for the current year to day of sale and assumed thereafter by the purchaser. Cost of all documentary stamps and transfer taxes to be paid by the purchaser.

C. DALE JANNEY
L. PAUL HICKIN,
Substituted Trustees

Trout Auctioneers
 15 N. Court Street
 Frederick, Maryland 21701
 (301) 633-1555

FILED

JUN 27 10 30 AM '86

CHARLES C. REILLY, CLERK

BY: Exhibit "A"